

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: Planning and Economic Development Department, Planning Division

AGENDA DATE: Introduction: October 11, 2011
Public Hearing: November 1, 2011

CONTACT PERSON/PHONE: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

DISTRICT(S) AFFECTED: 5

SUBJECT:

An ordinance changing the zoning of a portion of Lot 1, Block 34, Tierra Del Este Unit Five, City of El Paso, El Paso County, Texas from R-3A (Residential) to C-1 (Commercial). The penalty is as provided for in chapter 20.24 of the El Paso City Code. Subject Property: 12401 Edgemere Boulevard. Applicant: Socorro Independent School District. PZRZ11-00029 (**District 5**)

BACKGROUND / DISCUSSION:

N/A

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

Development Coordinating Committee (DCC) – Reviewed
City Plan Commission (CPC) – Approval Recommendation (5-0)

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD:

Mathew S. McElroy
Deputy Director, Planning and Economic Development Department

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF A PORTION OF LOT 1, BLOCK 34, TIERRA DEL ESTE UNIT FIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS FROM R-3A (RESIDENTIAL) TO C-1 (COMMERCIAL). THE PENALTY IS AS PROVIDED FOR IN CHAPTER 20.24 OF THE EL PASO CITY CODE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of *a portion of Lot 1, Block 34, Tierra Del Este Unit Five, City of El Paso, El Paso County, Texas*, and as more particularly described by metes and bounds on the attached Exhibit "A", incorporated by reference, be changed from **R-3A (RESIDENTIAL)** to **C-1 (COMMERCIAL)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly.

PASSED AND APPROVED this _____ day of _____, 2011.

THE CITY OF EL PASO

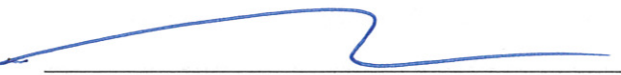
ATTEST:

John F. Cook
Mayor

Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



Lupe Cuellar
Assistant City Attorney

Mathew S. McElroy, Deputy Director
Planning and Economic Development
Department

PREPARED FOR: ALAVISTA SIGNS
A Portion of Lot 1, Block 34, Tierra Del Este Unit Five
City of El Paso, El Paso County, Texas
WO: 052711-7
Date: August 26, 2011

METES AND BOUNDS DESCRIPTION
(Parcel R-3A to C-1)

Description of a 1.3192 acre parcel of land being a Portion of Lot 1, Block 34, Tierra Del Este Unit Five, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows to wit:

Starting at an existing city monument located at the centerline intersection of Tierra Este Road and Edgemere Boulevard, Thence North $00^{\circ}34'12''$ West along the center line of Tierra Este Road a distance of 79.92 feet, Thence North $89^{\circ}25'48''$ East a distance of 38.00 feet to a point, lying on the easterly right-of-way line of Tierra Este Road said point being the "True Point of Beginning";

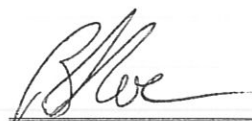
Thence North $00^{\circ}34'12''$ West along said easterly right-of-way line a distance of 215.03 feet to a point;

Thence North $89^{\circ}29'54''$ East a distance of 240.00 feet to a point;

Thence South $00^{\circ}34'12''$ East a distance of 240.00 feet to a point, said point lying on the northerly right-of-way line Edgemere Boulevard;

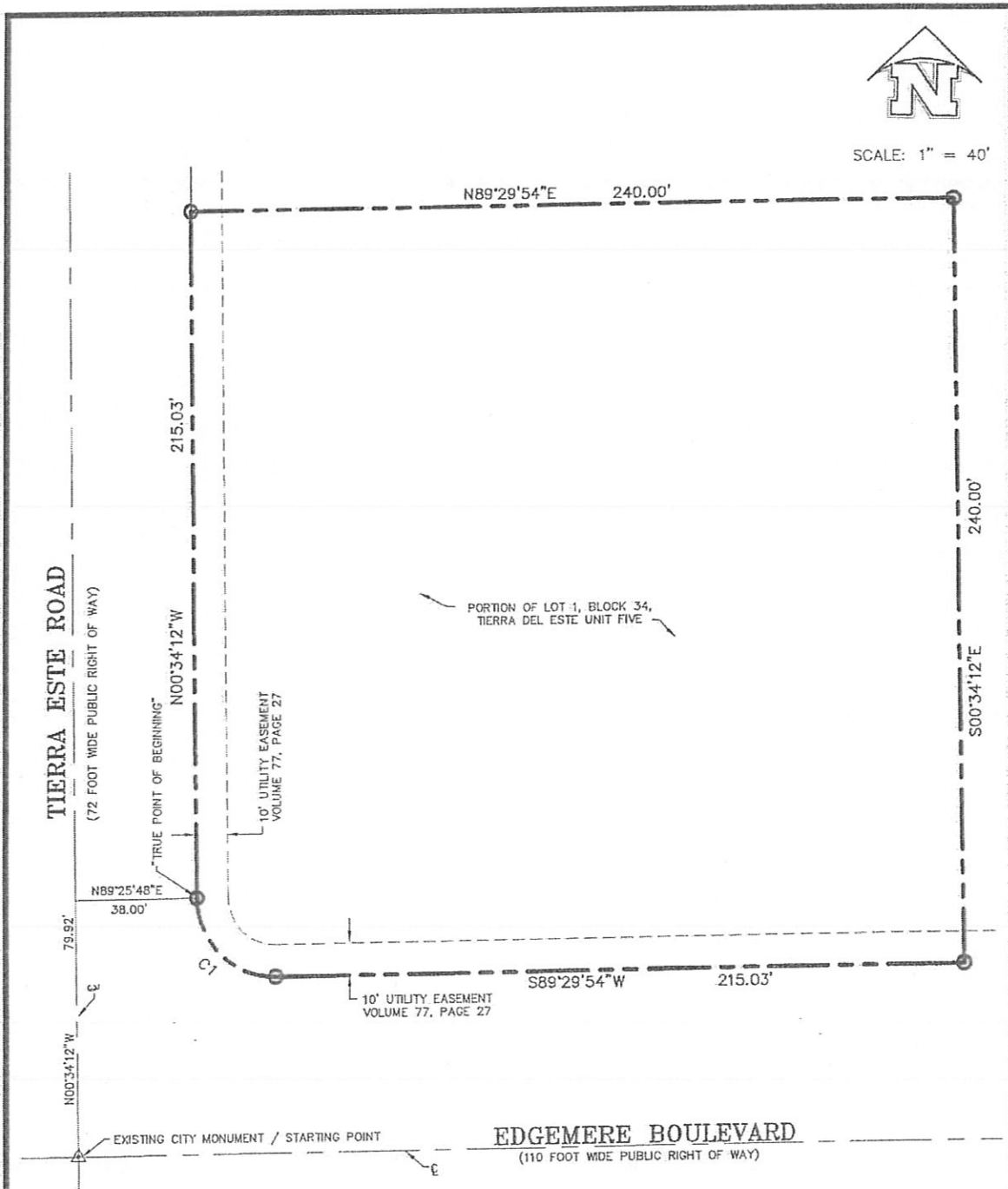
Thence South $89^{\circ}29'54''$ West along said northerly right-of-way line a distance of 215.03 feet to a point;

Thence 39.24 feet along the arc of a curve to the right, whose radius is 25.00 feet, whose interior angle is $89^{\circ}55'54''$ whose chord bears North $45^{\circ}32'09''$ West a distance of 35.33 feet to a point, and back to the "True Point of Beginning"; and containing in all 57,466.20 square feet or 1.3192 acres of land more or less.



BRADLEY ROE, R.P.E.S. 2449
Roe Engineering, L.P.
(Not a Ground Survey)





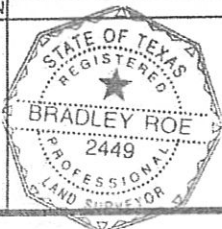
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	39.24'	24.97'	35.33'	N 45°32'09" W	89°55'54"

THE ABOVE REFERENCED PROPERTY IS WITHIN ZONE "C". (EXPLANATION: AREAS OF MINIMAL FLOODING.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, AS PER THE UNINCORPORATED AREAS COMMUNITY PANEL NO. 480214 0037 B. DATED OCTOBER 15, 1982.

This document, whether in hard copy or machine readable format, is owned by Roe Engineering, L.C. and an instrument of services in respect to the project for which it was prepared. This document is not intended or authorized for reuse by any party on extensions of such project or any other project. Any reuse, including copying and/or modifying the document, without written permission from Roe Engineering, L.C., for the specific purpose intended may be a violation of law. Unauthorized use of this material may result in civil and/or criminal penalties.

C:\Projects\052711-7 ALAVISTA SIGNS\cwg\ACAD-METES AND BOUNDS PLOT PLANDWG 06/26/2011 9:16AM-L.D.R.-CENTRINE

FILING INFORMATION		PLOT PLAN	
DATE: JUNE 1, 2011		A PORTION OF LOT 1, BLOCK 34, TIERRA DEL ESTE UNIT FIVE, CITY OF EL PASO, EL PASO COUNTY, TEXAS	
CENSUS TRACT: -		CONTAINING IN ALL 57,466.20 SQ.FT. OR 1.3192 AC.	
DISTRICT: -		PREPARED FOR: ALAVISTA SIGNS	
AREA: -			
COUNTY PLAT RECORDS			
INST NO. 20020017537			
FIELD: -			
OFFICE: L.D.R.			
W.D. 052711-7			
FILE: ME 40X40			
SCALE: 1" = 40'			



Roe Engineering, L.C.
801 N. Delia St., Suite No. 5 El Paso, TX 79902
(910) 533-1418 - FAX (910) 533-4978
EMAIL: roeeng@earthlink.net
ENGINEERING/LAND DEVELOPMENT/PLANNING/SURVEYING

MEMORANDUM

DATE: October 3, 2011

TO: The Honorable Mayor and City Council
Joyce A. Wilson, City Manager

FROM: Andrew Salloum, Planner

SUBJECT: PZRZ11-00029

The City Plan Commission (CPC), on September 22, 2011, voted 5-0 to recommend **approval** of rezoning the subject property from R-3A (Residential) to C-1 (Commercial) to permit a sign for El Dorado High School.

The CPC found that the rezoning is in conformance with the Plan for El Paso. The CPC also determined that the rezoning protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and the rezoning will have no negative effects on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

There was no OPPOSITION to this request.

Attachment:
Staff Report



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ11-00029
Application Type: Rezoning
CPC Hearing Date: September 22, 2011
Staff Planner: Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov

Location: 12401 Edgemere Boulevard
Legal Description: A portion of Lot 1, Block 34, Tierra Del Este Unit Five, City of El Paso, El Paso County, Texas
Acreage: 1.32 acres
Rep District: 5
Zoning: R-3A (Residential)
Existing Use: School
Request: From R-3A (Residential) to C-1 (Commercial)
Proposed Use: To allow a Pole Sign

Property Owners Socorro Independent School District
Applicant Alavista Signs
Representative Alavista Signs c/o Rafael Hernandez

SURROUNDING ZONING AND LAND USE

North: R-3A (Residential) / School
South: C-3/c (Commercial/condition) / Retail and Restaurant
East: R-3A (Residential) / School
West: C-3/c (Commercial/condition) / Vacant

THE PLAN FOR EL PASO DESIGNATION: Residential (East Planning Area)

NEAREST PARK: Tierra Del Este (1,736 Feet)

NEAREST SCHOOL: El Dorado High (0 Foot)

NEIGHBORHOOD ASSOCIATIONS

Las Tierras Neighborhood Association
East Side Civic Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on September 8, 2011. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting to rezone subject property from R-3A (Residential) to C-1 (Commercial) to permit a sign for El Dorado High School. The proposed pole sign is not permitted in R-3A (Residential) District.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from R-3A (Residential) to C-1 (Commercial). The area has transitioned to commercial uses based on the intersection of two major arterials, existing C-3 zone districts and uses to the south and west. The C-1 (Commercial) is a neighborhood commercial zone that is compatible to the existing residential uses to the north and east.

The Plan for El Paso-City-Wide Land Use Goals

All applications for rezoning shall demonstrate compliance with the following criteria:

- a. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.
- b. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.
- c. Goal: encourage the provision of neighborhood commercial services which are compatible with a neighborhood's residential character.

The purpose of the C-1 (Commercial) district is to serve the needs of surrounding residential neighborhoods by providing compatible neighborhood convenience goods and services that serve day-to-day needs. The regulations of the districts will permit location of business and professional offices and retail category uses within adjacent residential areas of medium and high densities.

Development Coordinating Committee Review

The DCC reviewed and discussed the application for rezoning and offered no objections to Planning Staff's recommendation for **approval**.

Engineering & Construction Management Services Department – Plan Review

No comments received.

Engineering & Construction Management Service Department - Land Development

No objections.

Department of Transportation

The Department of Transportation has no objections to the proposed rezoning.

El Paso Water Utilities

No comments received.

Fire Department

El Paso Fire Department has no objections.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application

1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified in the Plan by the CPC.

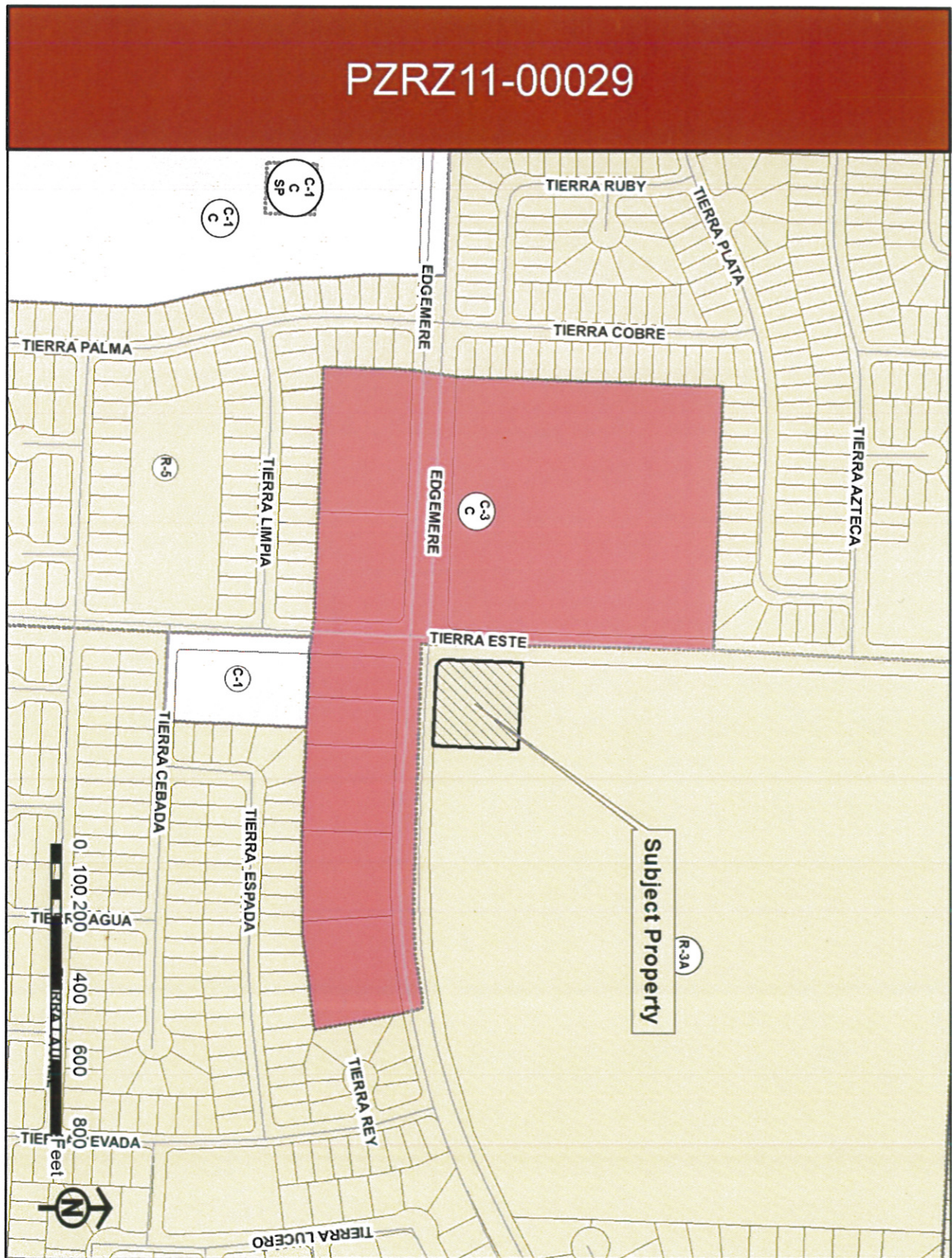
Attachments:

Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Conceptual Site Plan

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP



ATTACHMENT 3: CONCEPTUAL SITE PLAN

